

1 respectively is based on topography, floodplain and availability of
2 septic drainfields. Drainfields shall be submitted to the Loudoun
3 County Health Department for approval in accord with the Land
4 Subdivision and Development Ordinance (LSDO).
5

- 6 (3) For each conservancy lot of fifty (50) acres or greater in size, one (1)
7 additional dwelling unit shall be included in the determination of
8 density.
9

10 (H) **Open Space Requirements.**
11

- 12 (1) **Minimum Open Space.** The minimum amount of land in a Rural
13 Hamlet devoted to open space and subject to permanent open space
14 easements shall be no less than eight-five percent (85%) of the total
15 land area in the Rural Hamlet. All land not designated as building
16 areas, private access easements, and rights-of-way for roads shall be
17 permanent open space.
18

- 19 (2) **Minimum Open Space Widths Surrounding the Hamlet.** There
20 shall be a minimum of 200 feet width of land in open space between
21 the outside boundary of hamlet lot building areas and the tract
22 boundary. There shall be a minimum of 800 feet between the hamlet
23 lot building area boundaries of two hamlets on the same tract.
24 Reduction of these dimensions may be permitted by the Board of
25 Supervisors (see 5-702(L)), upon recommendation of the Planning
26 Commission, based upon a finding that due to the topography,
27 forestation, or presence of prime agricultural soils or environmentally
28 sensitive areas, such reduction will preserve rural vistas, preserve
29 farmland, screen dwellings from existing roads or adjacent
30 properties, or preserve environmentally sensitive areas.
31

- 32 (3) **Maximum Hamlet Building Area Depth.** The outside boundaries
33 of the building areas of hamlet lots facing one another across a street
34 shall not exceed 300 feet. The outside boundaries of the building
35 areas of hamlet lots facing one another across a hamlet green/square
36 shall not exceed 550 feet.
37

38 (I) **Utilities and Public Facilities Requirements.**
39

- 40 (1) **Water.** Hamlet lots shall be served either by:
41
42 (a) Individual wells on or off each lot, or
43
44 (b) A communal water system constructed by the developer, or
45

1 (c) A municipal water system if located within an area
2 designated for such connection in the Comprehensive Plan,
3 or
4

5 (d) Connection with an existing rural village or other public
6 water system.
7

8 All water systems shall comply with applicable town,
9 County, State, and/or LCSA standards and requirements,
10 including a commission permit if required by applicable law.
11 As for (a) and (b) above, the Health Department approval of
12 both a safe and adequate water supply system and designated
13 backup well sites based on hydrogeological studies, shall be a
14 precondition to recordation of a record plat establishing a
15 rural hamlet.
16

17 (2) **Wastewater.** Hamlet lots shall be served either by:
18

19 (a) Individual septic tank drainfields located on or off the lot, or
20

21 (b) A communal wastewater treatment system constructed by the
22 developer, or
23

24 (c) A municipal wastewater system, if located within an area
25 designated for such connection in the Comprehensive Plan;
26 or
27

28 (d) Connection with an existing rural village or other public
29 wastewater treatment system.
30

31 All wastewater systems shall comply with applicable town,
32 County, State, and LCSA standards and requirements,
33 including a commission permit if required by applicable law.
34

35 (3) **Fire Protection.** Every hamlet shall satisfy the fire protection
36 standards set forth in the Facilities Standards Manual, or if no such
37 standards are in effect, shall have all weather access road for a pump
38 truck to an adequate pond with a water withdrawal main or to a water
39 tank of sufficient capacity for fire protection.
40

41 (4) **Roads.** Seven (7) rural hamlet lots or less may be served by a
42 private access easement. Twenty-five (25) rural hamlet lots or less
43 may be served by a VDOT fixed generation, tertiary Class II road.
44 All other roads shall be VDOT Class II roads. All other Rural
45 Hamlet roads shall be built to VDOT secondary road standards.

1 Roads serving two or more hamlets, with a combined traffic
2 loading exceeding 250 vehicles per day, shall generally have two
3 (2) access points to the existing rural road network.
4

5 (a) The Planning Commission may waive the two (2) access
6 requirement upon finding special topographic or other
7 circumstances which preclude implementation, but may in
8 this eventuality require alternative configurations of road
9 design, such as a divided median.
10

11 (b) Further, the Planning Commission may waive the public road
12 standards, thereby allowing up to twenty-five (25) rural
13 hamlet lots to be served by private access easements, should
14 the Planning Commission find that the waiver provisions
15 contained in this section are met. This alternative roadway
16 design option must be requested as part of the subdivision
17 application, and shall not be granted for the sole purpose of
18 circumventing the previously referenced public roadway
19 design criteria. In reviewing any proposed waiver, the
20 Planning Commission shall consider the following:
21

22 (i) Whether granting of the proposed waiver will
23 adequately provide for access by public safety service
24 (police, fire and rescue services).
25

26 (ii) Whether granting of the proposed waiver will protect
27 to the greatest extent possible topographic or physical,
28 natural, scenic, archaeological or historical features of
29 significant importance.
30

31 (iii) Whether the granting of the proposed waiver will be
32 in the public's best interest, specifically with regard to
33 future road maintenance considerations.
34

35 (iv) Whether the granting of the proposed waiver will
36 meet engineering standards with regard to steep
37 slopes, storm water control, drainage, soil erosion
38 control; mitigate floodplain impacts; assure adequate
39 dust control measures; and will minimize, to the
40 greatest extent possible, the impact on water and air
41 quality on adjoining properties.
42

43 (v) Whether the granting of the proposed waiver will
44 facilitate orderly and safe road development.
45

(vi) Whether the granting of the proposed waiver will minimize the impact of traffic on the existing roadway network.

(vii) Waiver requests shall be considered by the Planning Commission at a public meeting held within sixty (60) days of receipt of such request.

(5) **Parking.** Every hamlet lot shall include sufficient parking (which may or may not be paved) to accommodate four (4) cars.

(J) **Home Owner's Association.**

(1) Each rural hamlet or group of rural hamlets comprising a common development shall have an incorporated Home Owner's Association ("HOA") which shall have the right and responsibility to maintain the following areas and improvements:

(a) Common open space.

(b) Private roads, if any, within or serving the rural hamlet.

(c) Any stormwater management ponds or areas,

(d) Fire protection pond, dry mains, or other improvements; and

(e) Such other common facilities or improvements as may be designated in the HOA Bylaws.

(2) Easements for septic drainfields and wells located off of the lot shall be established at the time of the record plat for such lot, and shall run to the benefit of the lot served. The responsibility for maintaining or replacing such septic fields or wells shall be borne by the lot owner served by such easement.

(3) The permanent open space easement required in the rural hamlet shall be enforced by the County. Such easement shall be in a form approved by the County, and shall provide that, notwithstanding such easement, the eased portion of conservancy lots or hamlet lots shall be maintained by the owners of such lots, and that the County should bear no responsibility or liability for such maintenance. However, nothing contained herein shall prevent such landowners from leasing such open space for agricultural or other purposes as allowed in Section 5-702(D)(2) Open Space Use.

(4) The Home Owner's Association documents shall be submitted as part of the initial record plat application and shall provide for adequate initial funding and assessments to fund the maintenance of common property and improvements.

(K) **Plat and Deed Notations.** Record plats and deeds for rural hamlet subdivisions shall include a statement that agricultural operations enjoy the protection of the Right to Farm Act, Va. Code Section 3.1-22.28 et seq.

(L) **Modification of Regulations.**

(1) Where there are conflicts between the rural hamlet provisions herein and the general zoning, subdivision or other regulations and requirements, the rural hamlet regulations shall apply.

(2) In addition, the Board of Supervisors may allow reasonable modifications to other applicable regulations as follows:

(a) These other regulations serve public purposes to a lesser degree than the rural hamlet, or

(b) The designs or solutions proposed by the applicant, although not literally in accord with these other regulations, satisfy public purposes to a greater degree, or

(c) The strict implementation of these other regulations would prevent well designed rural hamlet development.

Such modifications may be granted by the Board of Supervisors by special exception. Such modifications may be sought prior to filing a preliminary plan of subdivision. The landowner shall include a sketch plan of the proposed hamlet as part of the application for modification and shall demonstrate the reasons for the request.

(M) **Advisory Rural Hamlet Siting and Design Guidelines.** Loudoun County recognizes that every rural hamlet design will be a custom response to the unique assets and constraints of each tract. As a consequence, the County has only incorporated in the Rural Hamlet Ordinance those siting and design rules required to preserve open space and to allow the clustering of dwellings. However, the County does wish to encourage design consistent with Loudoun's past in rural Loudoun and appends the following general design guidelines as a suggestion to rural hamlet designers.

(1) **Siting.** Rural hamlets should be sited so as to nestle, or blend in a subordinate way, into the existing landscape. Rural hamlets should

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1 not be placed on the crest of a ridge but rather should be located in a
2 dip or depression or on the side of a hill.

3
4 (2) **Landscaping.** Rural hamlet designs should incorporate a mix of
5 evergreen trees, generally located to the north and west for winter
6 wind protection, and deciduous trees, located to the west and south,
7 for summer shade. Given the time required for trees to attain
8 maturity, existing stands of trees and hedgerows should be
9 incorporated in the new hamlets whenever possible. New plantings
10 of evergreen and deciduous trees should be native to the northern
11 Piedmont, such as yellow poplar, northern red and white oak,
12 hickory, white ash, black gum, hemlock, spruce and eastern red cedar
13 among others.

14
15 (3) **Ground Modeling and Screening.** In those circumstances where
16 natural contours, subsurface conditions and tract boundaries prevent
17 discreet hamlet placement, hamlet designers should seek to reduce
18 the development's apparent presence by locating earth berms near
19 adjacent roadways and/or planting screens of trees adjacent to
20 existing roads and tract boundaries.

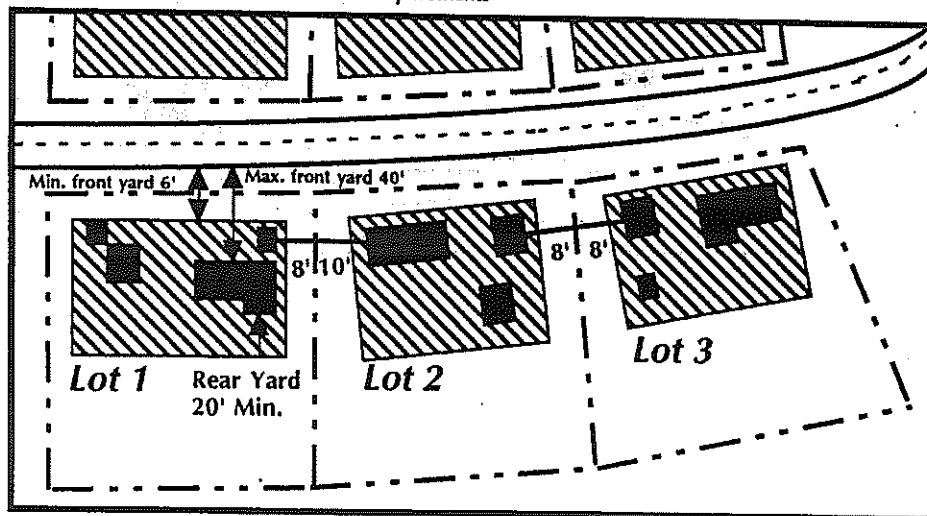
21
22 (4) **Grouping of Structures.** Dwellings in rural hamlets should be
23 placed in proximity to one another and to common wells or facilities.

Illustration of Hamlet Lot and Building Area

-  Hamlet Building Area
(min. 1/6 ac. max. 1/4 acre)
-  Structure located on
Hamlet Lot Building Area
-  Hamlet Lot
Eased Open Space

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements



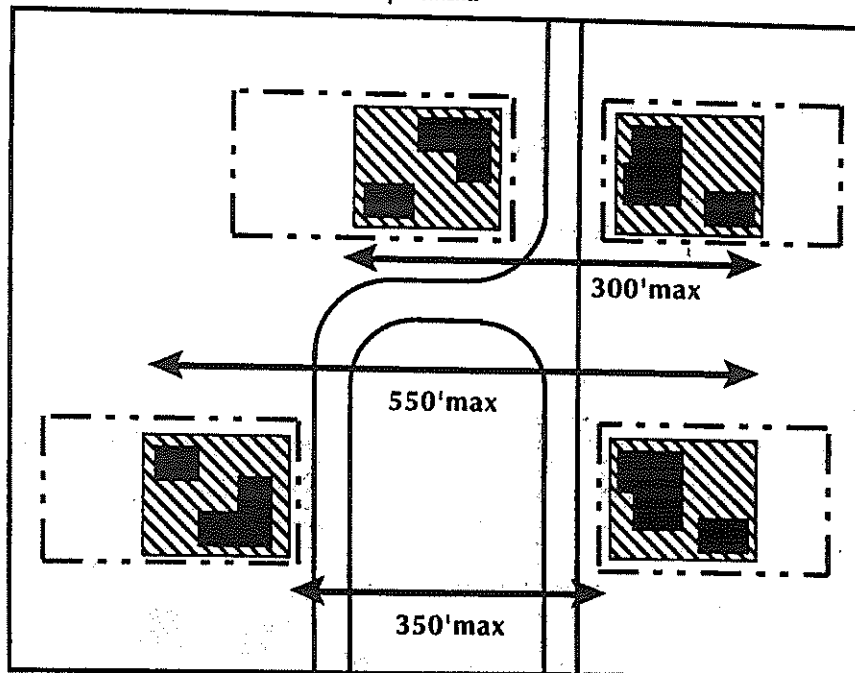
Minimum lot size 10,000 sq. ft.

Section 5-700
Revision Date: June 17, 1998
Loudoun County Zoning Ordinance

Example of Maximum Widths in Rural Hamlets

NOTE: For Illustrative Purposes only-

Refer to Ordinance Text for Requirements



Section 5-700
Revision Date: June 17, 1998
Loudoun County Zoning Ordinance

Example of Hamlet Calculations and Ratios

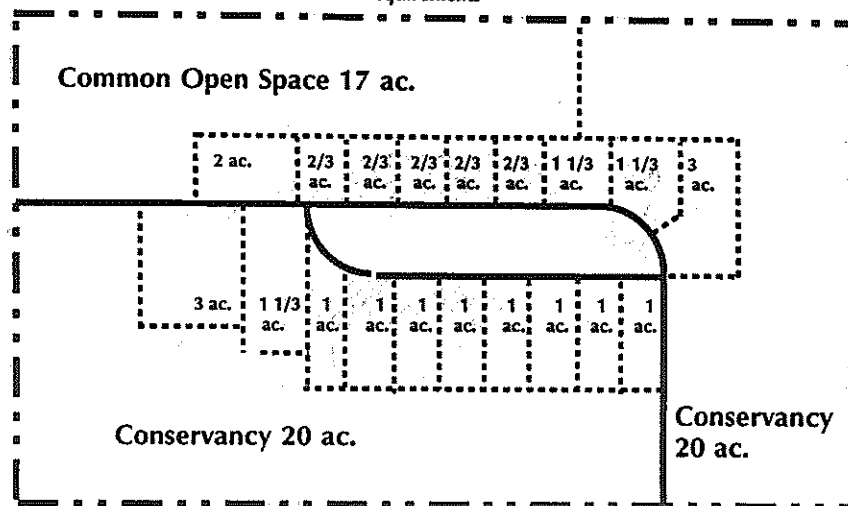
Figure 1. Hamlet Example Summary

88 ac. / 20 Hamlet and 2 Conservancy lots

90.34% All eased land

NOTE: For Illustrative Purposes only-



Refer to Ordinance Text for Requirements



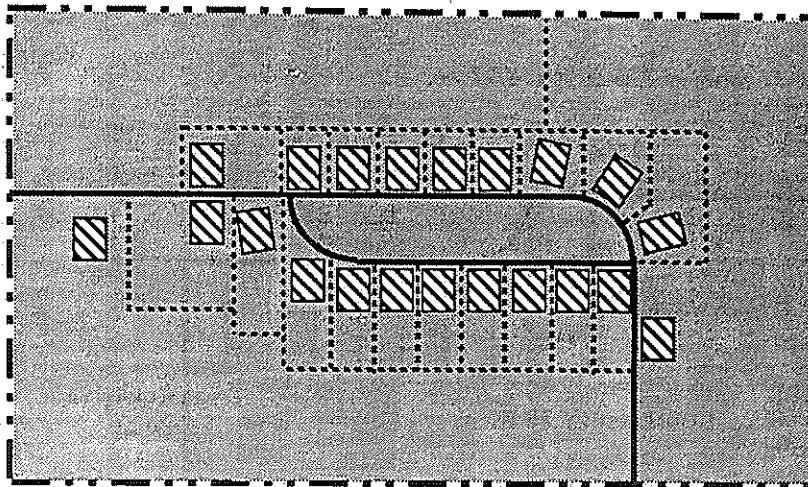
Section 5-700
Revision Date: June 17, 1998
Loudoun County Zoning Ordinance

Example of Hamlet Calculations and Ratios

Figure 2. Illustrations of Eased Land and Building Areas in Hamlet

-  Eased area of Conservancy and Hamlet Lots and Common Open Space
-  Designated Building Areas

NOTE: For Illustrative Purposes only-
Refer to Ordinance Text for Requirements



Section 5-700
 Revision Date: June 17, 1998
 Loudoun County Zoning Ordinance

1 **~~5-703 Agricultural Rural (AR) District Cluster Option.~~**

2 (A) ~~Purpose.~~ The purpose of the Agricultural Rural (AR) District Cluster
3 Option is to provide for residential single family detached development in
4 the AR 1 and AR 2 districts that addresses conservation design standards,
5 accommodates rural economy uses and ensures the form and character of
6 residential development is consistent with the open character of the rural
7 economy uses.

8 (B) ~~General Requirements.~~ The requirements established in the following
9 sections set forth the general and specific standards for development under
10 the AR District Cluster Option.

11 (1) ~~General.~~ A landowner may exercise the residential cluster option:

- 12 (a) ~~In the AR 1 district: on a site consisting of a minimum of~~
13 30 contiguous acres.
- 14 (b) ~~In the AR 2 district: on a site consisting of a minimum of~~
15 60 contiguous acres.

16 For the purposes of this section, contiguous land ownership is not
17 broken by a road or a public or private right of way or easement.

18 (2) ~~Density/Clustering.~~ Under this AR cluster option, the residential
19 development on the site shall be clustered according to the
20 provisions of this section, and the maximum number of lots shall
21 be:
22

- 23 (a) ~~AR 1 district: 1 lot per 10 acres, including the Rural~~
24 Economy Conservation Lands lot.
- 25 (b) ~~AR 2 district: 1 lot per 20 acres, including the Rural~~
26 Economy Conservation Lands lot.

27 Accessory dwelling units and guest houses shall not be counted as
28 dwelling units in the density calculation.

29 (3) ~~Rural Economy Conservation Lands.~~ A minimum percentage of
30 the site shall consist of Rural Economy Conservation Lands,
31 subject to a conservation easement precluding further subdivision,
32 as follows:
33

- 34 (a) ~~AR 1 district: 70 percent.~~
- 35 (b) ~~AR 2 district: 85 percent.~~
- 36

37 (C) ~~Residential Cluster and Rural Economy Conservation Lands~~
38 **Standards.** The two elements of the residential cluster option are (1) the

1 residential cluster and (2) the Rural Economy Conservation Lands lot.
2 The site layout of these elements shall occur during the review of a
3 preliminary plat for subdivision, simultaneously with the analysis and site
4 planning required to be undertaken to comply with Section 6-2000
5 (Conservation Design). Development of the residential cluster and the
6 Rural Economy Conservation Lands shall comply with the following
7 standards.

8 (1) ~~Residential Clusters.~~ Clusters and lots within clusters shall
9 comply with the following standards, except as exempted by
10 Section 5-703(C)(1)(e).

11 (a) ~~Number of Lots in Cluster(s).~~ Residential cluster(s) shall
12 consist of a minimum of 5 lots and a maximum of 25 lots,
13 except that a cluster may consist of fewer than 5 lots if:

- 14 (i) There will be fewer than 5 lots on the entire site that
15 is to be developed under the cluster option;
16 (ii) In the AR-1 district, the area of the site is less than
17 50 acres; or
18 (iii) It is demonstrated that a cluster of fewer than 5 lots
19 will result in greater amounts of contiguous Rural
20 Economy Conservation Lands or result in less
21 denigration of primary conservation areas.

22 (b) ~~Number of Clusters.~~ Multiple clusters shall be required
23 where the total number of lots on a site is greater than 25. A
24 single cluster shall contain all the lots where the total
25 number of lots on a site is 25 or fewer, except that multiple
26 clusters may be allowed where:

- 27 (i) It is demonstrated that multiple clusters will result
28 in greater amounts of contiguous Rural Economy
29 Conservation Lands or result in less denigration of
30 primary conservation areas; and
31 (ii) None of the clusters contains fewer than 5 lots,
32 unless allowed as provided in Section 5-
33 703(C)(1)(a) above.

34 (c) ~~Dimensional Standards of Lots Within Cluster(s).~~

- 35 (i) The area of any individual residential cluster lot
36 shall not exceed 3 acres, except common open
37 space owned by an HOA may exceed the 3 acre
38 maximum lot size.
39 (ii) There is no minimum lot size for a residential lot in
40 the cluster(s).

(iii) ~~Residential structures within the cluster shall be set back a minimum of 100 feet from any lot line adjoining an agricultural, horticultural, or animal husbandry use.~~

(iv) ~~The residential cluster lots shall be located in a contiguous group, with adjacent and fronting lots oriented towards each other as on a street or along a common area.~~

(d) **One Dwelling Unit on a Lot.** ~~The only principal use on each residential cluster lot, except the Rural Economy Conservation Lands lot, shall be one single family detached dwelling unit, and any accessory uses (including communal systems) allowed for the single family detached unit under this Ordinance.~~

(e) **HOA Common Area.** ~~In addition to the number of lots permitted above, a common open space area owned by an HOA may be provided within the DDA, created pursuant to Section 6 2000.~~

~~(2) **Rural Economy Conservation Lands Lot.** The required percentage of Rural Economy Conservation Lands on the site shall include primary conservation area lands and other lands, as may be necessary to meet the required percentage. The Rural Economy Conservation Lands shall be designed to be contiguous, and shall be included within one lot. Such lot shall be counted against the maximum number of lots permitted.~~

(a) **Allowed Uses on Rural Economy Conservation Lands.** ~~The following uses are allowed on the Rural Economy Conservation Lands:~~

(i) ~~The uses allowed on primary conservation area lands on the Rural Economy Conservation Lands are limited to those uses and activities for the respective protected area allowed in the environmental overlay districts or steep slope standards pursuant to Section 4 1600 (MDOD), Section 4 1900 (LOD), Section 4 1500 (FOD) 2000 (RSCOD) and Section 5 1508 (Steep Slope Standards).~~

(ii) ~~The uses allowed on the other Rural Economy Conservation Lands are limited to those uses specified below which are subject to the Additional Regulations for Specific Uses in Section 5 600:~~

1. ~~One single family detached unit (including accessory uses such as an accessory apartment) is permitted, in association with on going agricultural uses. It shall be calculated as part of the density allowed on the site under the cluster option.~~
2. ~~Permitted Agriculture, Horticulture and Animal Husbandry Uses.~~
3. ~~Permitted Agriculture Support and Services uses related to Agricultural, Horticulture and Animal Husbandry.~~
4. ~~Permitted Group Living uses (except co-housing and rooming houses).~~
5. ~~Permitted Conference and Training Center uses.~~
6. ~~Agricultural Cultural Center and Fairgrounds uses.~~
7. ~~Permitted Commercial Uses.~~
8. ~~Uses and structures accessory to those uses allowed to be developed on Rural Economy Conservation Lands pursuant to this subsection, consistent with the limitations of the accessory use standards.~~
9. ~~Easements and improvements for drainage.~~
10. ~~Passive open space.~~
11. ~~Communal sewer systems and septic systems.~~
12. ~~Communal water supply systems, wells, and other water supply systems.~~
13. ~~HOA structure(s) if the Rural Economy Conservation Land is owned as common open space by the HOA.~~

~~(3) Cluster Development Relationships.~~

- (a) ~~Visual Compatibility. The lots and buildings of the residential cluster(s) shall be sited so as to reduce visibility of the cluster(s) from public rights of way and from other cluster(s), by using existing topography, vegetation, distance and other factors to minimize impact. Options include siting lots and buildings sufficiently below~~

1 ~~ridgelines or treelines that the horizon will remain visually~~
2 ~~defined by the ridgeline or treeline rather than by the~~
3 ~~rooftops of the cluster, or placing lots and buildings at the~~
4 ~~far edge of a field or pasture as seen from a public right of~~
5 ~~way or other cluster so that the view remains defined by an~~
6 ~~open and rural character.~~

7 (b) **Contiguity of Rural Economy Conservation Lands.** The
8 ~~Rural Economy Conservation Lands lot shall be designed~~
9 ~~to maximize, to the extent feasible, the contiguity of such~~
10 ~~lands with other Rural Economy Conservation Lands off-~~
11 ~~site.~~

12
13 (D) **Utility Requirements.**

14 (1) **Water.** ~~Residential lots may be served with individual wells or by~~
15 ~~communal water supply systems. Such wells and water supply~~
16 ~~systems or their components may be located on or off the~~
17 ~~individual lot, and may be located within the Rural Economy~~
18 ~~Conservation Lands consistent with the standards of this section~~
19 ~~and Section 6 2005.~~

20 (2) **Wastewater.** ~~Residential lots may be served by communal sewer~~
21 ~~systems or by septic systems. Such systems and their components~~
22 ~~may be located on or off the individual lot, and may be located~~
23 ~~within the Rural Economy Conservation Lands consistent with the~~
24 ~~standards of this section and Section 6 2005.~~

25 (E) **Fire Protection.** ~~The residential cluster shall satisfy the fire protection~~
26 ~~standards set forth in the Facilities Standards Manual, or if no such~~
27 ~~standards are in effect, shall have an all weather access road for a pump~~
28 ~~truck to an adequate pond with a water withdrawal main or to a water tank~~
29 ~~of sufficient capacity for fire protection as determined by the Director of~~
30 ~~Building and Development.~~

31 (F) **Roads.** ~~The residential cluster lots may be served by a private access~~
32 ~~easement with gravel road surfaces that comply with standards contained~~
33 ~~in the Facilities Standards Manual.~~

34 (G) **Ownership and Maintenance of Rural Economy Conservation Lands.**
35 ~~The primary conservation areas and other lands on the Rural Economy~~
36 ~~Conservation Lands shall be owned and maintained in accordance with the~~
37 ~~provisions of Section 6 2008.~~

1 ~~(H) Homeowners' Association and Responsibilities.~~

2 ~~(1) The cluster development shall have an incorporated Homeowners'~~
3 ~~Association ("HOA") if any of the following areas or~~
4 ~~improvements are present within the cluster development. The~~
5 ~~HOA shall have the right and responsibility to maintain the areas~~
6 ~~or improvements.~~

- 7 ~~(a) Common areas within the cluster, if any, that are not part of~~
8 ~~the required Rural Economy Conservation Lands;~~
9 ~~(b) The Rural Economy Conservation Lands, if owned by the~~
10 ~~HOA;~~
11 ~~(c) Private roads, if any, within or serving the cluster~~
12 ~~development;~~
13 ~~(d) Any stormwater management ponds or areas;~~
14 ~~(e) Fire protection pond(s), dry mains, or other improvements;~~
15 ~~(f) Such other common facilities or improvements as may be~~
16 ~~designated in the bylaws of the HOA.~~

17
18 ~~(2) Prior to approval of a record plat for subdivision for the cluster:~~

- 19 ~~(a) The landowner shall submit documents for the creation of~~
20 ~~the HOA to the County for review and approval, including~~
21 ~~its bylaws, and all documents governing ownership,~~
22 ~~maintenance, and use restrictions for common areas,~~
23 ~~including a legal description of such areas and a description~~
24 ~~of restrictions placed upon the use and enjoyment of the~~
25 ~~land.~~
26 ~~(b) The landowner shall agree that the association shall be~~
27 ~~established by the landowner or applicant and shall be~~
28 ~~operating (with financial subsidization by the owner or~~
29 ~~applicant, if necessary) before approval of first record plat~~
30 ~~for the property; and~~
31 ~~(c) Membership in the association shall be automatic~~
32 ~~(mandatory) for all purchasers of dwelling units therein and~~
33 ~~their successors in title.~~

34
35 ~~(I) Recognizing Protection by Right to Farm Act. Record plats and deeds~~
36 ~~authorized pursuant to this section shall include a statement that~~
37 ~~agricultural operations enjoy the protection of the Right to Farm Act (Va.~~
38 ~~Code Section 3.1-22.28 et seq.) on the Rural Economy Conservation~~
39 ~~Lands.~~

1
2 **5-704 Common Open Space for Permitted Urban Clusters as permitted in various**
3 **sections contained in Article III and Article IV of this Zoning Ordinance.**
4

- 5 (A) Common open space shall be designed to constitute a contiguous and
6 cohesive unit of land which may be used for active or passive recreation by
7 residents.
8
9 (B) Common open space shall be accessible to all permitted uses and all
10 residential units within the subject development and shall be located
11 within a reasonable walking distance of such units.
12
13 (C) All common open space shall be permanently reserved, managed, and
14 maintained as open space by a means acceptable to the Board of
15 Supervisors, and at no cost to the County.
16
17 (D) No major floodplain shall be included in calculating the amount of common
18 open space required.
19
20

SECTION 5-1204(D) - SIGN REQUIREMENTS MATRIX

DRAFT

PAGE 1

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted			Ground Mounted Background Structure			Additional Requirements						
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	
(1) RESIDENTIAL/AGRICULTURE SIGNS													
(a) PD-H and PD-AAAR Entrance Signs		2/ vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising.
(b) PD-H - Community Directional Signs - On-site or Off-site (within boundaries of approved PD-H district)	20 SF		20 SF						Backlight or White Light	5 FT	Ground Mounted	8 FT	Minimum 1000 FT between signs on same side of road or at intersection; signs shall contain no advertising.
(c) Non PD-H Residential Communities - Entrance Signs	10 SF	1/ community	10 SF			4	40 SF	5 FT	None	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising.
(d) HOA Activity Signs	20 SF	1/development of 2500 or fewer dwellings- 2/developments of over 2500 dwellings	20 SF						Backlight or White Light	5 FT	Ground Mounted	8 FT	Signs shall be separated by a minimum half-mile radius, signs shall contain no advertising.
(e) Farm Signs	40 SF	2/Farm	20 SF						None	5 FT 0 FT	Freestanding As Permitted in Section 5- 1202(A)(3)	8 FT	

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted Sign			Ground Mounted Background Structure			Additional Requirements			
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted (See Note 3)	Max. Height (See Note 3)
(1) RESIDENTIAL/AGRICULTURE SIGNS (Continued)										
(f) Wayside Stands, Including Christmas Tree Sales, Vineyards, Wineries		6, includes up to 3 on-site signs and up to 4 off-site directional signs	12 SF on-site 4 SF off-site	One on-site sign at 20 SF if setback \geq 40 FT from the fronting ROW			None	5 FT	Freestanding Building Mounted	8 FT
(g) Home Occupation	2 SF	1/lot	2 SF				None	5 FT	Freestanding Building Mounted	4 FT 8 FT
(h) Childcare Home	2 SF	1/lot	2 SF				None	5 FT	Freestanding Building Mounted	4 FT 8 FT
(i) Residential Name Signs		1/vehicular access, 2 for each dwelling lot or property	2 SF				None	None	Freestanding Building Mounted AS Permitted in Section 5-1202(A)(3)	4 FT 8 FT
										Signs shall contain no advertising.

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SECTION 5-1204(D) - SIGN REQUIREMENTS MATRIX

DRAFT

PAGE 3

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted			Ground Mounted Background Structure			Type Permitted (See Note 2)			Additional Requirements	
	Total Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W.	Max. Height (See Note 3)
(2) PUBLIC/QUASI PUBLIC SIGNS											
(a) Public or Quasi-Public Facility	6 SF	1/ use	6 SF	1.5	9 SF	2	18 SF	4 FT	None	10 FT	Freestanding 4 FT Must be located within 100 FT from use or structure it identifies; signs shall contain no advertising.
(b) School, Hospital, College, Library, and Publicly Owned Community Center	20 SF	1/ use	20 SF	1.5	30 SF	2	60 SF	4 FT	Backlight or White Light	10 FT	Freestanding Building Mounted 8 FT Signs shall contain no advertising.
(c) Places of Worship	20 SF	2	10 SF			1.5	15 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted 8 FT Signs shall contain no advertising.
(d) Church Bulletin Board	15 SF		15 SF						Backlight or White Light	5 FT	Freestanding Building Mounted 8 FT
(3) COMMERCIAL/OFFICE SIGNS											
(a) (PD-CC(NC)) Planned Development Neighborhood Center - Entrance Signs	30 SF	1/vehicular entrance, no more than 2 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding 15 FT
(b) (PD-CC(NC)) Planned Development Neighborhood Center - Tenant Signs	2 SF/ linear foot of building frontage	1/lacade, no more than 3 signs	60 SF						Backlight or White Light		Building Mounted Roofline

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SECTION 5-1204(D) - SIGN REQUIREMENTS MATRIX

LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	-			Ground Mounted Sign		Ground Mounted Background Structure			Additional Requirements					
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements	
(3) COMMERCIAL/OFFICE SIGNS (Continued)														
(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments in PD-TC, PD-TT, PD-UC PD-TRC, PD-TREC PD-RV and PD-CV Districts	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT		
	2 SF/ linear foot of building frontage, not to exceed 60 SF	1/facade, no more than 3 signs	60 SF						Backlight or White Light		Building Mounted	Roofline		
(e) (PD-CC (SC) &(RC)) Planned Development Small Regional Center and Regional Center - Entrance Signs		1/vehicular entrance	60 SF	1.25 2 (for centers over 1 million SF)	75 SF 120 SF	1.33 1.33	100 SF 160 SF	15 FT	Backlight or White Light	10 FT	Freestanding	15 FT		
(f) (PD-CC(SC) & (RC)) Planned Development Small Regional Center and Regional Center -Tenant Signs (Freestanding Building with up to 4000 SF floor area)	60 SF	1/facade, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding Building Mounted	15 FT Roofline		

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area		Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
	(3) COMMERCIAL/OFFICE SIGNS (Continued)													
(g) (PD-CC(SC)&(RC)) Planned Development Small Regional Center and Regional Center-Tenant Signs (Freestanding Building with over 4000 SF floor area)	120 SF	1/facade, no more than 3 signs	20 SF freestanding	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding	15 FT			
			60 SF building mounted							Building Mounted			Roofline	
(h) (PD-CC(SC) & (RC)) Planned Development Small Regional Center and Regional Center-Tenant Signs (In Line Structure with up to 4000 SF floor area)	60 SF	1/public entrance of building	30 SF					Backlight		Building Mounted	Roofline			
(i) (PD-CC(SC) & (RC)) Planned Development Small Regional Center and Regional Center-Tenant Signs (In Line Structure with 4001 - 15000 SF floor area)	100 SF	1/public entrance of building	60 SF					Backlight		Building Mounted	Roofline			
(j) (PD-CC(SC) & (RC)) Planned Development Small Regional Center and Regional Center-Tenant Signs (In Line Structure with over 15000 SF floor area)	200 SF	1/public entrance of building	60 SF					Backlight		Building Mounted	Roofline			
(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising.	

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area			Max. Number of Signs		Max. Area of Any One Sign		Ground Mounted Sign		Ground Mounted Background Structure			Additional Requirements				
	Total Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements				
(3) COMMERCIAL/OFFICE SIGNS (Continued)																	
(l) Office - Freestanding Building Entrance Sign	60 SF	1/vehicular entrance	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	8 FT	Sign must be located at the top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each façade must be the same.				
(m) Office - Building ID Sign (1-3 stories)	160 SF	1/facade	40 SF						Backlight		Building Mounted	Roofline	Sign must be located at the top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each façade must be the same.				
(n) Office - Building ID Sign (4-5 stories)	200 SF	1/facade	50 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each façade must be the same.				
(o) Office - Building ID Sign (6 + stories)	240 SF	1/facade	60 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF. Name and message of signs on each façade must be the same.				

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted Sign			Ground Mounted Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted (See Note 3)	Max. Height (See Note 3)	Additional Requirements		
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)						Max. Area of Background Structure	Max. Height of Background Structure
(3) COMMERCIAL/OFFICE SIGNS (Continued)													
(p) Office - Related Commercial (Ground Floor)	2 SF per linear foot of building frontage (counts against overall building ID sign)	1/tenant	20 SF						Backlight	Building Mounted	Located over entrance of business it identifies. Max. ht. of letters 24 inches.		
(q) Office - Directories											May not be visible from outside the building.		
(r) Auto Service Station (including convenience store, car wash & repair)	60 SF	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	15 FT Roofline	Total sign area excludes federally mandated gasoline price posting.
(s) Auto Dealer	20-120 SF (see additional requirements column)	6	20 SF	1.5	30 SF	1.5	45 SF	8 Ft	Backlight	10 FT	Freestanding Building Mounted	15 FT Roofline	Base sign 20 SF Used car 20 SF Each new car dealership = 20 SF
(t) Bed & Breakfast Inn and Homestay	4 SF	2	4 SF						Backlight or White Light	5 FT	Freestanding Building Mounted	6 FT Roofline	
(u) Country Inn, Guest Farm or Ranch, Rural Retreat, Rural Resort, and Rural Agricultural Corporate Retreat	10 SF	2	10 SF						Backlight or White Light	None	Freestanding Building Mounted in Historic District Only	6 FT	

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Sign Area		Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
	20 SF	10 SF			Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
(3) COMMERCIAL/OFFICE SIGNS (Continued)														
(v) Child Care Center	20 SF	2	10 SF				1.5	15 SF	6 FT	Backlight, None In Residential Districts	5 FT	Freestanding	8 FT	
(w) Hotel, Motel and Conference Center - (freestanding) Entrance Signs		1/vehicular entrance	20 SF		1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
(x) Hotel, Motel and Conference Center (1-3 stories)	90 SF	1/facade, no more than 3 signs	40 SF							Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.
(y) Hotel, Motel and Conference Center (4-5 stories)	90 SF	1/facade, no more than 3 signs	50 SF							Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.
(z) Hotel, Motel and Conference Center (6+ stories)	90 SF	1/facade, no more than 3 signs	60 SF							Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF.
(aa) Movie Theaters - Theater Name Entrance Sign		2	20 SF		1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
Theater Name Building Sign		1	60 SF									Building Mounted	Roofline	
Movie Title Building Sign		1 per screen	20 SF											
(bb) Restaurant - (Freestanding Building with up to 4000 SF floor area)	60 SF	3	20 SF		1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding	15 FT	Drive-through menu does not count toward sign area.

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted			Ground Mounted Background Structure			Additional Requirements						
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted (See Note 2)	Max. Height (See Note 3)	Additional Requirements
(3) COMMERCIAL/OFFICE SIGNS (Continued)													
(cc) Restaurant - (Freestanding Building with over 4000 SF floor area)	120 SF	3	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	10 FT	Freestanding	15 FT	Drive-through menu does not count toward sign area.
			freestanding 60 SF bldg mounted								Building Mounted		
(dd) Restaurant - (In Line Structure)	2 SF/ linear foot of building frontage	1/facade, no more than 3 signs	60 SF						Backlight		Building Mounted	Roofline	Drive-through menu does not count toward sign area.
(ee) Restaurant Drive- Through Menu	30 SF	2	20 SF	1.5	30 SF						Freestanding Building Mounted	5 FT	Must be screened from all roads.
(ff) Business in A-3, A-10, AR, JLMA, TR and CR Districts	10 SF	2/lot	10 SF						None	5 FT	Freestanding Building Mounted	8 FT	
(gg) Business in R-C District	40 SF	2	20 SF						None	5 FT	Freestanding Building Mounted	8 FT	
(hh) Business in R Districts	4 SF for lots ≤ 10 acres; 8 SF for lots > 10 acres	1 for lots ≤ 10 acres; 2 for lots > 10 acres	4 SF						None	5 FT	Freestanding Building Mounted	8 FT	

SECTION 5-1204(D) - SIGN REQUIREMENTS MATRIX

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area		Max. Number of Signs	Max. Area of Any One Sign		Ground Mounted Sign		Ground Mounted Background Structure				Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements	
	60 SF	20 SF		1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding						15 FT
(3) COMMERCIAL/OFFICE SIGNS (Continued)																	
(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises.	60 SF	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT						
(4) INDUSTRIAL SIGNS																	
(a) PD-IP and PD-GI Development Entrance Signs		60 SF				2	120 SF	5FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One side only, signs shall contain no advertising.				
(b) Flex Industrial/ Light Industrial/Warehouse - Entrance Signs		20 SF				1.5	30 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT					
(c) Flex Industrial/ Light Industrial/Warehouse - Tenant Signs	20 SF	1/tenant	20 SF						Backlight		Building Mounted		Roofline				

SECTION 5-1204(D) - SIGN REQUIREMENTS MATRIX

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted Signs (For Temporary Real Estate Signs, See Number 6 Below)			Ground Mounted Sign			Ground Mounted Background Structure			Additional Requirements				
(5) TEMPORARY SIGNS (a) Temporary Signs - On-	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months.	
	4 SF	1	4 SF						None	5 FT	Freestanding Balloons Banners Pennants Inflated Devices	4 FT		
(b) Temporary Signs - Off-		Reasonable number as determined by the Zoning Administrator.	4 SF						None	5 FT	Freestanding Balloons Banners Pennants Inflated Devices	4 FT	Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months.	
(c) Temporary Construction Signs	20 SF Commercial	1/contractor per job site	20 SF						None	10 FT	Ground Mounted	8 FT	Residential signs only in A-3, A-10, A-25, AR, & CR Districts. Contractor to remove sign upon completion of construction.	
	10 SF Residential	1/contractor per job site	10 SF											

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area		Max. Number of Signs	Max. Area of Any One Sign		Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
	Sign Area	Signs		Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure						
			(6) REAL ESTATE SIGNS												
(a) Real Estate - Residential For Sale Sign	6 SF	1	6 SF								None	5 FT	Freestanding	6 FT	
	up to 10 acres 12 SF more than 10 acres	2	6 SF												
(b) Real Estate - Residential Subdivision		1/vehicular entrance to subdivision from state right-of-way	20 SF								None	5 FT	Freestanding	6 FT	Area of all real estate signs within the subdivision which front on a public highway shall be no more than four (4) square feet per lot fronting on the highway.
(c) Real Estate - Commercial For Sale Sign		1 (upon any lot of less than 10 acres); 2 upon any lot in excess of ten (10) acres.	20 SF								None	5 FT	Freestanding	6 FT	
(d) Real Estate - Temporary Open House - Off-Site		4 /property	4 SF								None	5 FT	Freestanding	4 FT	Conditions apply (see note 4).
(e) Non-PD District Project Directional Signs - Off-Site		10/total combined for all builders per project	2 SF								None	5 FT	Freestanding	4 FT	Conditions apply. (see note 5).

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LAND USE/ SIGN CATEGORY (or similar) (See Note 6)	Ground Mounted Sign			Ground Mounted Background Structure			Additional Requirements						
	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure	Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
(7) MISCELLANEOUS SIGNS													
(a) Government Signs/ Official Notices													Not regulated.
(b) Historical Markers (c) Danger, Aviation, Railroad													Not regulated.
Bridge, Ferry Transportation, Red Cross, and Other Similar Signs													Not regulated.
(d) Hunting, Fishing or Trespassing Signs			2 SF						None	None	Freestanding Building Mounted As Permitted in Section 5- 1202(A)(3)	5 FT	
(e) Informational Signs		1/use identifying locations such as restrooms, loading areas, etc.	2 SF						Backlight or White Light	5 FT	Freestanding Building Mounted	5 FT	Signs shall contain no advertising.
(f) PD-SA, PD-TC, PD-TT, PD-UC, PD-TRC, PD-TREC, PD-RV, and PD-CV Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One-side only; signs shall contain no advertising.
(g) Private Recreation Parks	10 SF	2	6 SF						None	5 FT	Freestanding	6 FT	

GENERAL NOTES

1. Whenever a bonus multiplier is used for ground mounted signs, a landscaped base with a minimum depth of 36 inches on a side, must be maintained.
2. All signs must be set back the minimum distance from the road right-of-way, as specified, unless a greater setback is required by the Code of Virginia.
3. The maximum height column does not apply when ground mounted bonus' are obtained. Use the maximum height column for Ground Mounted Background Structure.
4. The following conditions shall apply for permitted "Real Estate-Temporary Open House - Off Site" signs.
 - a. Signs shall be located only at controlled intersections where there is a change in direction.
 - b. Signs shall be placed on private property only.
 - c. Signs shall be in place only during hours the house is open plus one hour before and two hours after the event.
 - d. Signs may be used for two (2) days on the weekends and three (3) days in the case of a holiday falling on a Monday, as well as one-half (1/2) day during the week.
 - e. The owner for the house or his/her designated agent must be present for the duration of the open house hours.
 - f. Signs shall include a company name with direction arrow.
 - g. Signs shall consist of a metal frame with composition sign of a semi-permanent type.
 - h. Homeowners or their designated agent may not use "Non-PD District Project Directional Signs - Off-Site".
5. The following conditions shall apply for permitted Non-PD District Project Directional Signs - Off-Site.
 - a. The location of signs must be approved by the County at the time of the sign permit application.
 - b. Signs shall be located only at controlled intersections where there is a change in direction.
 - c. Signs shall be placed on private property only.
 - d. Signs shall not be permitted on any arterial road, nor on any road listed in Section 5-900 of this Ordinance.
 - e. The signs may be installed after sundown Friday night and must be removed by sundown on Sunday. If Monday is a legal holiday, the signs may remain until sundown Monday.
 - f. The signs must be made of a permanent material, signs made of paper or cardboard are hereby specifically prohibited.
 - g. Builders may not use "Non-PD District Directional Signs - Off-Site in combination with "Real Estate-Temporary Open House - Off-Site" signs.
6. In selecting the most appropriate land use/sign category, the more specific listing would take precedence.

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1 **Section 5-1400**

Buffering and Screening.

2
3 **5-1401**

Purpose. The purpose and intent of this Section is to facilitate the creation of a convenient, attractive and harmonious county; to conserve natural resources including adequate air and water; to preserve the character of an area by preventing or mitigating the harmful effects of one use on another use; and to preserve and promote the health, safety and general welfare to the public. More specifically, this Section is intended to mitigate the effects of uses on adjacent uses by requiring a screen and/or buffer between the uses in order to minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Also, this Section is intended to require the landscaping of parking lots in order to reduce the harmful effects of heat and noise and the glare of motor vehicle lights; to preserve underground water reservoirs and to permit the return of precipitation to the ground water strata; to enhance the natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide shade.

19
20 **5-1402**

Applicability.

- 21
22 (A) The provisions of this Section shall apply to all development where site
23 plans and/or subdivisions are filed in accordance with the provisions of
24 Section 6-700 of this Ordinance or the Land Subdivision and
25 Development Ordinance.
26
27 (B) The provisions of this Section are intended to complement the
28 regulations of Section 5-1300 of this Ordinance. Trees planted to fulfill
29 the Canopy requirements of Section 5-1300 may also fulfill the
30 Buffering and Screening requirements of this Section. However, where
31 any provision of this Section imposes restrictions or standards different
32 from those of Section 5-1300 or any other County ordinance or
33 regulation or other provision of law, whichever provisions are more
34 restrictive or impose higher standards shall control, unless the intent is
35 clearly otherwise.
36

37 **5-1403**

Standards. The following standards shall apply to the installation and maintenance of all landscaping and screening required by the provisions of this Section.

- 38
39
40
41 (A) The planting and maintenance of all trees and shrubs shall be in
42 accordance with the provisions of Facilities Standards Manual, and the
43 following requirements:

- (1) The installation of all landscaping shall be done following the procedures established by the American Association of Nurserymen.
- (2) At the time of planting, all canopy trees shall have a minimum caliper of one (1) inch dba, and all understory trees shall have a minimum height of six (6) feet. Evergreen trees shall be a minimum of six (6) feet in height. Evergreen shrubs shall have a minimum height of thirty (30) inches. Dwarf deciduous shrubs shall have a minimum height of eighteen (18) inches.
- (B) Existing vegetation which is suitable for use in compliance with the requirements of this Section, when supplemented by new vegetation, if needed, so as to provide buffering and screening in accordance with the purpose and intent of this Section, may and should be used as required planting.
- (C) In addition to the standards set forth in this Section, the Board of Supervisors or the Board of Zoning Appeals may require more stringent requirements as part of an approval action of a special exception, variance, or as part of proffered conditions.
- (D) All landscaping shall permit site distances consistent with all current code requirements of Loudoun County and VDOT.

5-1404

Landscaping Plan.

- (A) Except as permitted by the provisions of Section 5-1305 below, a landscaping plan, including a parking lot landscape and screening plan, shall be submitted as part of every final site plan required by the provisions of Section 6-701.
- (B) Such landscaping plans shall be drawn to scale, including dimensions and distances, and shall delineate existing and proposed buildings, parking spaces or other vehicle areas, access aisles, driveways, and the location, size, and description of all landscaping materials and the installation schedule if materials are to be installed in phases extending beyond 90 days from the date of occupancy of the building or structure to which they are appurtenant.
- (C) The landscaping measures, as required by this Section shall be shown on such initial plan and shall be completed or bonded in accord with current County policy according to specifications prior to approval of any Certificate of Occupancy.

1 **5-1405**

2 **Buffer Yards and Screening, General Provisions.**

3 (A) Buffer yards and screening shall be provided in accordance with the
4 Buffer Yard and Screening Matrix set forth in Section 5-1414(A), and in
5 accordance with the provisions of this Section and Section 5-1407 and
6 5-1408 below.

7
8 (B) Buffer yards and screening shall be provided within the zoning district
9 and on the lot whose use is indicated in the left column of the matrix
10 where it is contiguous or across the street from land used or zoned for
11 uses indicated across the top of the matrix.

12
13 (C) Where the structure or lot or development is to contain more than one
14 use or category of uses as presented in the matrix, the more stringent
15 requirements of the matrix shall apply; provided, however, that the
16 Zoning Administrator may reduce and/or modify the requirements of
17 the matrix upon a finding that the need for the more stringent
18 requirements has been partially mitigated or eliminated by the
19 arrangement of uses.

20
21 (D) The uses in the matrix are listed in abbreviated form. Other similar uses,
22 as may be included in a listing presented in the district regulations, shall
23 be subject to the same regulations as are presented for a use listed on the
24 matrix.

25
26 (E) In those instances where a proposed use and/or an existing use on the
27 abutting property is not listed in the matrix, the Zoning Administrator,
28 using the matrix as a guide, shall determine to what extent buffering
29 and screening shall be provided.

30
31 (F) In addition to the standards set forth in herein for a particular use, all
32 uses allowed by special exception, or variance in a given district, shall
33 be required to provide buffer yards as determined by the BZA or Board
34 of Supervisors, as the case may be, using the matrix as a guide.

35
36 **5-1406**

37 **Determination of Buffer Yard Requirements.** To determine the type of buffer
38 yard required between two (2) adjacent parcels or between a parcel and a use
39 across the street, refer to the buffer yard and screening matrix, and identify the
40 buffer yard required pursuant to one of the following procedures:

41 (A) **Proposed development adjacent to an improved property that is a**
42 **pre-existing use which existed prior to the effective date of this**
43 **Ordinance.**

(1) If the proposed use is in the same land use category or is a more intensive than the pre-existing use, the proposed use must provide the buffer yard type as required by the Buffer Yard and Screening Matrix.

(2) If the proposed use is less intensive than the pre-existing use, the proposed use must provide the buffer yard type that would have been provided by the existing more intensive use as if it were subject to the requirements herein.

(3) The Zoning Administrator may waive reduce and/or modify the requirement if it presents a substantial hardship or is considered unnecessary as identified in Section 5-1409.

(B) **Proposed development adjacent to a use developed subsequent to the effective date of this Ordinance.** The proposed use must install plant units in order to bring the total buffer yard required between the two uses into conformance with the Buffer Yard and Screening Matrix.

(C) **Proposed Development Adjacent to a Vacant Property.** To determine the buffer yard type for a proposed development which will be constructed adjacent to vacant land, the Zoning Administrator must first make a determination on the probable future use of the adjacent vacant land, using the Comprehensive Plan, Zoning Ordinance and Zoning District Map.

(1) If the proposed use is more intensive than the probable future use of adjacent vacant land, as determined by the Zoning Administrator, then the proposed use must provide a buffer as required by the Buffer Yard and Screening Matrix.

(2) If the subsequent use of the adjacent vacant land is more intensive than the probable use determined by the Zoning Administrator, and the subsequent use is required to provide a buffer prescribed in the Buffer Yard and Screening Matrix, the buffer yard installed by the first use may be taken into consideration by the Zoning Administrator in considering a reduction of required buffer.

(3) If the subsequent use of the adjacent vacant land is less intensive than the probable use determined by the Zoning Administrator, the subsequent use must install the difference between the plant units installed by the pre-existing adjacent use and the number of plant units required by the Buffer Yard and Screening Matrix.

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- 1
2 (4) If the proposed use is less intensive than the probable future
3 use of the vacant land, as determined by the Zoning
4 Administrator, no buffer yard shall be required of the proposed
5 use.
6

7 (D) **Contractual Reduction of Buffer Yard Abutting Vacant Land.**

8 When a land use is proposed adjacent to vacant land, the owners of both
9 parcels may enter into a contractual relationship to provide for a buffer
10 yard equivalent to the buffer yard which shall ultimately be required.
11 Such a contract shall include:
12

- 13 (1) A statement by the owner of the vacant land of an intent to
14 develop at no greater than a specified land use category
15 consistent with reduced buffer yards.
16
17 (2) An agreement that the owner of the vacant land assumes all
18 responsibility for additional buffer yards required by the
19 development of his parcel with a more intense use than had
20 been agreed upon.
21
22 (3) The contract shall be in the form of a covenant or deed
23 restriction, recorded in the Office of the Clerk of the Circuit
24 Court of Loudoun County, Virginia, which shall run with the
25 land.
26

27 (E) **Special Situations.**

- 28
29 (1) When the adjacent land is used for a wayside stand or other
30 temporary use, the buffer yard type shall be determined as if
31 the adjacent property were vacant as provided in Section 5-
32 1406(C).
33
34 (2) If any property adjoins any existing or planned arterial road,
35 except in the A-3, A-10, AR-1 or AR-2 district, the required
36 buffer yard shall be in accordance with Buffer Yard Type 3,
37 however, such buffer yard landscaping shall be supplemented
38 by a landscaped earthen berm at least four (4) feet in height and
39 not to exceed a slope of 2:1. This requirement may be waived
40 modified, and/or reduced, or the location of the required berm
41 may be adjusted by the Zoning Administrator, where necessary
42 to preserve existing mature trees. No buffer yard shall be
43 required for the A-3 and A-10 districts where such property
44 adjoins any existing or planned arterial road.
45
46

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2
3
4 (3) If any adjoining property is located within a zoned
5 municipality, the Zoning Administrator shall investigate the
6 applicable municipal zoning district regulations and shall
7 determine which district established by this Ordinance is most
8 equivalent. Requirements for buffer yards shall then be the
9 same as if the adjoining property were zoned in the equivalent
10 County zoning district.
11

12 **5-1407**

Buffer Yard and Screening Requirements.

- 13
14 (A) **Location.** Buffer yards shall be located along the perimeter of a lot or
15 parcel. Where a parcel extends into the center line of an existing road,
16 the buffer yard shall begin at and extend inward from the ultimate right-
17 of-way line of said road. Buffer yards shall extend to the lot line, parcel
18 boundary or rights-of-way line, except where easements, covenants or
19 natural features may require the buffer yard to be set back from the
20 property line, in which event the buffer yard shall be in addition to such
21 easements, covenants or natural features. Buffer yards shall be provided
22 within the required minimum yard setback areas. If the minimum buffer
23 width is larger than the yard setback, the minimum buffer width must be
24 provided.
25

- 26 (1) In the case of driveways, parking areas, and accessory
27 structures permitted within required yard setbacks, at least fifty
28 (50) percent of the area of the required minimum yard setback
29 area shall consist of permeable materials.
30
31 (2) If parking and/or loading is permitted within the required
32 minimum yard setback area, then Section 5-1413 "Parking Lot
33 Landscaping and Screening Requirements" shall prevail.
34

35 (B) **Screening Requirements in Buffer Yards.**

- 36
37 (1) Buffer yard requirements are stated in Section 5-1414(B).
38
39 (2) Those plant materials identified in Section 5-1414(C) or their
40 equivalents shall satisfy the requirements of this Section.
41
42 (3) Whenever a wall, fence, and/or berm is required within a buffer
43 yard, they shall be provided in addition to the plant units
44 required.

1 **5-1408**

2 **Use of Buffer Yards.** A buffer yard may be used for passive recreation and it
3 may contain pedestrian, bicycle or equestrian trails, provided that: a) minimal
4 plant materials are eliminated, b) the total width of the buffer is maintained, and
5 c) all other regulations of this Ordinance are met. Utility easements may be
6 included within buffer yards provided that the utility requirements and buffer yard
7 requirements are compatible and canopy trees are not planted within said
8 easement. Vehicular entrances may cross a buffer yard. Signs, pursuant to
9 Section 5-1200, may be located in the buffer yards.

10 **5-1409**

11 **Buffer Yard Waivers and Modifications.** Buffer yard requirements may be
12 waived or modified by the Zoning Administrator in any of the following
13 circumstances. The Zoning Administrator may attach conditions to any waiver or
14 modification in order to assure that the results of the waiver or modification will
15 be in accordance with the purpose and intent of this Section.

- 16 (A) Where the strict provisions of this Section would reduce the usable area
17 of a lot configuration or size to a point which would preclude a
18 reasonable use of the lot, buffer yards may be waived, reduced and/ or
19 modified by the Zoning Administrator, upon showing that the building
20 and/or the yard has been designed to minimize adverse impact through a
21 combination of architectural, landscape and/or other design techniques.
- 22 (B) The Zoning Administrator may waive, reduce and/or modify buffer yard
23 requirements if in his opinion the topography of the lot providing the
24 buffer yard and the lot being protected is such that the required buffer
25 yard would not be effective.
- 26 (C) The Zoning Administrator may waive, reduce and/or modify buffer yard
27 requirements for single family attached dwelling units where a six (6)
28 foot permanent fence has been provided to enclose a privacy yard (for
29 rear yards and side yards) and such fence is architecturally designed and
30 coordinated with landscape techniques to minimize adverse impact to
31 adjacent properties.
- 32 (D) The Zoning Administrator may waive, reduce or modify buffer yard
33 requirements for any public use when such use has been specifically
34 designed to minimize adverse impact on adjacent properties.
- 35 (E) Buffer Yard Exceptions. When a land use is proposed adjacent to a
36 lake, wetland, or other natural area, which is to remain undeveloped,
37 and which is at least three hundred (300) feet in width, the Zoning
38
- 39
- 40
- 41

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1 Administrator may waive, reduce, and/or modify the buffer
2 requirements provided the intent of these regulations are preserved.

3
4 (F) The Zoning Administrator may waive, reduce and/or modify buffer yard
5 requirements for side and rear yards where lots zoned MR-HI, GB, PD-
6 IP, PD-GI, MR-HI or CLI abut, upon finding that such waiver, reduction
7 and/or modification is designed to complement proposed development
8 of existing or proposed uses. In any case, a screen wall of a minimum
9 six (6) foot in height or buffer yard shall be constructed where such side
10 or rear yard is visible from the public right-of-way.

11
12 (G) The Zoning Administrator may waive, reduce and/or modify buffer
13 requirements for a telecommunications monopole which is co-located
14 on a facility which is owned or controlled by a public use or fire and/or
15 rescue company, or in areas planned or zoned for employment and
16 industrial uses where such use is permitted by right, provided the site is
17 architecturally designed and coordinated with landscape techniques to
18 minimize adverse impacts to adjacent properties.

19
20 (H) The Zoning Administrator, upon recommendation by the Loudoun
21 County Sheriff's office, may waive, reduce or modify the screening
22 requirements for any school use, upon finding that the screening
23 requirements obstruct visibility and create a security concern.

24
25 (I) In the A-3, A-10, AR-1, and AR-2 zoning districts, the Zoning
26 Administrator may permit the required buffer to surround the proposed
27 use, rather than to be located on the property line as required by Section
28 5-1407(A).

29
30 **5-1410 Maintenance.**

31
32 (A) The owner, or his agent, shall be responsible for the maintenance, repair
33 and replacement of all required landscape materials and screening and
34 buffering as may be required by the provisions of this Section.

35
36 (B) All plant material shall be tended and maintained in a healthy growing
37 condition, replaced when necessary and kept free of refuse and debris.

38
39 (C) Fences and walls shall be maintained in good repair. Openings within
40 the barriers may be required by the Zoning Administrator for
41 accessibility to an area for necessary maintenance.

42
43 **5-1411 Bond/Cash Deposit Requirements.** In lieu of installation of the landscape
44 materials prior to occupancy, the applicant may post a bond acceptable to the
45 County, conditioned upon satisfactory installation of the landscaping proposed in
46 the landscape plan.

1
2 **5-1412**

Appeals. Any person aggrieved by a decision of the Zoning Administrator may appeal such decision in accordance with the provisions of Section 6-1700.

3
4
5 **5-1413**

Parking Lot Landscaping and Screening Requirements.

6
7 (A) General. Parking lot landscape and screening plan shall comply with the
8 general standards in Section 5-1403 and 5-1404.

9
10 (1) Existing vegetation which is suitable for use in compliance
11 with the requirements of this Section when supplemented so as
12 to provide planting and screening in accordance with the
13 purpose and intent of this Section, may and should be used as
14 required planting. Additionally, vegetation which fulfills the
15 requirements set forth herein for exterior parking lot screening
16 may also be counted toward fulfilling the requirements for
17 buffer yards set forth in other sections of these regulations.

18
19 (2) When non-residential parking lots, travelways, alleys, loading
20 spaces and like uses adjoin land zoned or planned for
21 residential use, there shall be an opaque barrier constructed to
22 provide a separation between the two uses. This can be
23 achieved by a solid type fence no less than six (6) feet in
24 height, or with densely planted shrubs and berms to provide a
25 visual barrier. Berms shall not exceed a slope of 2:1.

26
27 (B) **Interior Parking Lot Landscaping.**

28
29 (1) Any parking lot, excepting single bay parking lots of twenty
30 (20) spaces or less, shall be provided with landscaped open
31 space along the perimeter of the parking area or areas, in the
32 minimum rate of one (1) canopy tree per ten (10) spaces which
33 shall be so located that no parking space is more than eighty
34 (80) feet from a portion of the landscaped open space or
35 parking island more than eighty (80) feet from a canopy tree.
36 Landscaped areas between parking areas and buildings shall
37 not be considered as interior landscaping.

38
39 (2) The primary landscaping materials used in parking lots shall be
40 canopy trees. Where possible, grouping of such trees is
41 encouraged. Shrubs and other live planting materials may be
42 used to complement the tree landscaping, and shall count
43 towards the required landscaping.
44

- (3) The landscaping areas shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of six (6) feet measured from back of curb. There shall be a minimum six (6) foot wide (back of curb to back of curb) curbed landscape island at the end of every row of parking - equal in length to the adjoining parking space.
- (4) There shall be a minimum of one (1) canopy tree per required landscape island. Where more than one island is combined in a linear configuration, canopy trees shall be provided at a minimum equal to the number of required landscape islands.
- (5) The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein; in any case a landscaped island shall be protected with a six (6) inch minimum curb.
- (6) Areas used principally for storage of vehicles do not require interior islands if such areas are screened from adjacent properties and public streets in accord with Section 5-1406 and 5-1407.

(C) **Peripheral Parking Lot Landscaping.** If any parking lot contains ten (10) or more spaces peripheral parking lot landscaping shall be required as follows:

- (1) **When the property line abuts land other than street right-of-way.**
 - (a) Except where otherwise stated in this Ordinance, a landscaping strip ten (10) feet in width measured from the edge of pavement, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.
 - (b) Parking and vehicular traffic circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of thirty (30) inches. Berming height of thirty inches shall not exceed a minimum slope of 2:1.
 - (c) All service areas shall be screened from view through the use of evergreen plant materials and screen walls, compatible with the building design. Service area screen walls, solid fences or fences shall be softened

1 with climbing vines, shrubs, or other plant materials.
2 Plantings shall be a minimum height of six (6) feet and
3 totally screen at least 75% of any one wall surface
4 (exclusive of gates).
5

6 (d) All utility equipment (i.e. meters, pedestals,
7 transformers, etc.) not within the screened service area
8 shall have a natural evergreen planting screen provided,
9 but such plantings shall be planned and installed so as
10 not to hinder the installation or maintenance of such
11 utility equipment.
12

13 (e) Peripheral plantings shall include six (6) shrubs per forty
14 (40) linear feet of abutting land, and one of, or a
15 combination of the following, which need not
16 necessarily be installed on center:
17

18 (i) One understory tree per fifteen (15) linear feet;
19

20 (ii) One canopy tree per thirty-five (35) linear feet.
21

22 (2) **Where the property line abuts the street right-of-way.**
23

24 (a) Except where otherwise stated in this Ordinance, a
25 landscaping strip ten (10) feet in width, exclusive of a
26 required sidewalk or trail, shall be located between the
27 parking lot and right-of-way line.
28

29 (b) Parking and vehicular traffic circulation lanes shall be
30 screened with either berming, landscaping, or a
31 combination of both to a minimum height of thirty (30)
32 inches. Berming shall not have a slope steeper than 2:1.
33

34 (c) All service and loading areas shall be screened from
35 view through the use of evergreen plant materials and
36 six (6) foot solid fences or screen walls compatible with
37 the building design. Service and loading area screen
38 walls or fences shall be softened with climbing vines,
39 shrubs, or other plant materials. Plantings shall be a
40 minimum mature height of six (6) feet at time of
41 installation and totally screen at least seventy five
42 percent (75%) of any one wall surface (exclusive of
43 gates).
44

45 (d) All utility equipment (i.e. meters, pedestals,
46 transformers, etc.) not within the screened service area

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1 shall have a natural evergreen planting screen
2 provided, but such planting shall be planned and
3 installed so as not to hinder the installation or
4 maintenance of such utility equipment.
5

6 (e) At least one (1) tree for each twenty-five (25) linear feet
7 of land abutting any right-of-way shall be planted in the
8 landscaping strip; however, this requirement shall not be
9 construed as requiring the planting of trees on twenty-
10 five (25) foot centers.
11

12 (f) Where peripheral landscaping required by this Section
13 conflicts with street planting regulations of the Virginia
14 Department of Transportation, the more restrictive
15 standards shall apply.
16

17 (D) **Requirements for Parking Lots in Residential Districts.** Where
18 parking lots for more than ten (10) cars are permitted or required in
19 residential districts, the following provisions shall be complied with:
20

21 (1) The lot may be used only for parking and not for any type of
22 commercial loading, sales, dead storage, repair work,
23 dismantling or servicing.
24

25 (2) A ten (10) foot wide landscaped open space area adjoining any
26 street line or any lot zoned or planned for residential uses shall
27 be provided, guarded with wheel bumpers or curb and gutter
28 and planted in grass and/or shrubs.
29

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX

ADJACENT LAND USE GROUPS

PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 1	N/A												
Dwelling, Single Family Detached													
Group 2	1	1	1	2	2	3	3	4	4	4	4	2	
Dwelling, Single Family Attached													
Group 3	1	1	1	2	2	3	3	4	4	4	4	2	
Dwelling, Multi-Family Congregate Housing Facility Continuing Care Facility Orphanage or other similar institutions													
Group 4	2	2	2	2	2	3	3	4	4	4	4	2	
Day Care Center Church, Chapel Nursery School Elementary School													

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SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX

ADJACENT LAND USE GROUPS

PROPOSED LAND USE GROUPS

13

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1

Group 5

Middle and High School
Community & Recreation Center,
and Library
Auditorium, Performing Arts Center
and Assembly Hall, and Theater (indoor)
Municipal and Governmental Building
and Structure
Fire, Police, and Rescue Station
Medical Care Facility
Hospital

N/A

Group 6

Financial Institution
Office
Business Service Establishment
Retail Sales Establishment
Health & Fitness Center
Funeral Home, Mortuary, Crematory
Personal Service Establishment

N/A

4

4

4

3

N/A

N/A

N/A

N/A

2

2

2

2

2

2

Group 7

Restaurant
Hotel and Motel

N/A

4

4

4

3

N/A

N/A

N/A

N/A

3

3

3

3

3

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS

PROPOSED LAND USE GROUPS	1	2	3	3	3	4	5	6	7	8	9	10	11	12	13
Group 8	3	3	3	3	3	2	N/A	N/A	N/A	N/A	4	4	4	4	N/A
Drive-in Bank Facility															
Fast Food Restaurant															
Drive Through Restaurant															
Auto Service Station															
Car Wash															
Mobile Home Sales and Service															
Motor Vehicle Sales and Service															
Parking Lot/Valet Service															
Group 9	4	4	4	4	4	4	4	4	N/A	N/A	4	4	4	4	N/A
Utility Transmission Facility															
Public Utility Service Center,															
Storage Yard															
Telecommunication Facility															
Radio & Television Broadcasting Station,															
including Recording Studio															
Municipal or Governmental Storage															
Yards & Related Facility															
Water Treatment and Distribution															
Facility															
Kennel, outdoor															

SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS

PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 10	4	4	4	4	4	4	4	4	4	4	4	4	
Bus, Rail, and Truck Terminal													
Long Term Vehicle Storage													
Warehousing & Storage Facility													
Newspaper Offices and Distribution Service													
Lumber & Building Material Yard and Storage Facility													
Wholesale Trade Office and Storage Facility													
Heavy Equipment Sale, Rental, and Service													
Sand, Gravel, Coal & Earth Sales and Storage Facility													
Boat Sales, Storage and Service													
Recycling Center													
Vehicle Wholesale Auction													
Group 11	4	4	4	4	4	4	4	4	4	4	4	4	
Wholesale Printing													
Laundry, Cleaning, and Dyeing Plant													
Facilities for Manufacturing, Processing, Assembly, Packaging, Bottling, and Canning													

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SECTION 5-1414(A) - BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A

ADJACENT LAND USE GROUPS

PROPOSED LAND USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 12	4	4	4	4	4	4	4	4	4	4	4	4	4
Asphalt or Concrete Mixing Plant													
General Construction Company, including													
Hauling, Road Paving, Roofing, and Sewer													
Metal Fabrication Shop													
Metal Salvage and Open Storage Yard													
and Operation													
Agriculture Processing Facility													
Outdoor Movie Theater													
Wood Processing Facility or Sawmill													
Forging Plant													
Rifle and Pistol Range, outdoor													
Sewage Treatment Facility													
Sanitary Landfill													
Rendering or Tanning Plants													
Petroleum or Chemical Refining													
or Production													
Ship Yards and Boat Manufacture													
Junk Yard													
Fuel Sales													
Group 13	2	2	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A													
N/A													
Farming, including livestock and horticultural activity													
Fur Bearing Animal Raising													
Stable and Equestrian Center													

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SECTION 5-1414 B(1)
BUFFER YARD TYPE 1

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
10' Minimum	2 Canopy Tree(s) 0 Understory Trees 0 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
10' Minimum	1 Canopy Tree(s) 4 Understory Trees 6 Shrubs 0 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
5' minimum	0 Canopy Tree(s) 4 Understory Trees 6 Shrubs 0 Evergreen Trees

SECTION 5-1414 B(2)
BUFFER YARD TYPE 2

<u>FRONT YARD BUFFER WIDTH</u>	<u>REQUIRED PLANT UNITS</u> <u>PER 100 LINEAL FEET</u>
15' Minimum	3 Canopy Tree(s) 2 Understory Trees 10 Shrubs 0 Evergreen Trees
<u>REAR YARD BUFFER WIDTH</u>	
20' minimum	2 Canopy Tree(s) 6 Understory Trees 10 Shrubs (75% of which must be evergreens) 0 Evergreen Trees
<u>SIDE YARD BUFFER WIDTH</u>	
15' minimum	2 Canopy Tree(s) 3 Understory Trees 8 Shrubs (75% of which must be evergreens) 0 Evergreen Trees